



**CITY OF SUNNYVALE
REPORT
Planning Commission**

August 8, 2005

SUBJECT: **2005-0620** – Application on an 8,129 square-foot site located at **943 Marion Way** (near Hampton Dr) in an R-0 (Low-Density Residential) Zoning District;

MOTION: Design Review to allow the demolition of an existing home and the construction of a new 3,760 square-foot two-story home resulting in a 46% Floor Area Ratio where 45% may be allowed without Planning Commission review.

REPORT IN BRIEF

Existing Site Conditions One-Story Single Family Home

Surrounding Land Uses

North	One-Story Single Family Home
South	One-Story Single Family Home
East	One-Story Single Family Home
West	One-Story Single Family Home

Issues Height & Mass

Environmental Status A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with Conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	Residential Low Density
Zoning District	R-0	Same	R-0
Lot Size (s.f.)	8,129	Same	6,000 min.
Gross Floor Area (s.f.)	1,282	3,760	3,658 without P.C. review
Lot Coverage (%)	16%	27%	40% max.
Floor Area Ratio (FAR)	16%	46%	45% max. without PC review
Building Height (ft.)	Approx 11'	30'	30' max.
No. of Stories	1	2	2 max.
Setbacks (First/Second Facing Property)			
Front	25'6"/N/A	20'/28'6"	20'/25' min.
Left Side	23'/N/A	13'10"/13'10"	4' min. (12' total)/ 7' min. (21' total)
Right Side	1'6"/N/A	8'/12'	4' min. (15' total)/ 7' min. (21' total)
Rear	37'/N/A	28'/32'	20 min. (10 ft permitted with < 25% encroachment / 20' min
Parking			
Total Spaces	2	4	4 min.
Covered Spaces	1	2	2 min.

ANALYSIS

Description of Proposed Project

The proposed project is for a new 3,760 square foot home located on an R-0 zoned property. The existing one-story home would be demolished. The subject property is located within the Raynor Park neighborhood. The proposed home would result in a 46% Floor Area Ratio therefore review by the Planning Commission is required.

Background

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
2004-0961	Design Review for a one-story addition to an existing home	Staff/Approved	2/25/05

A Design Review (2005-0961) was approved in 2004 for a one-story 1,961 s.f. addition to the home. No building permit was obtained for that design.

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions include new single family homes.

Design Review

Site Layout: The existing one-story home is located on a corner lot facing diagonally to Marion Way and Hampton Drive. The proposed two-story home would be situated facing Marion Way. The neighborhood contains mostly one-story homes with more recent two-story additions and new homes scattered throughout the neighborhood.

Staff has required Condition of Approval #1E to require an offset of a minimum 3 feet for the second story from the first story elevation facing Hampton Drive. The proposed setbacks meet current standards for the R-0 Zoning District as noted on the "Data Table". The increased setbacks should reduce the bulk of the new home and improve the visual appearance from the street. A fence will obstruct partial view of the first story from the street.

The following Guidelines were considered in analysis of the project site design.

Single Family Home Design Techniques (Site Layout)	Comments
<i>3.4 F. New homes and second story additions constructed adjacent to smaller homes should maintain a one-story profile adjacent to the one-story homes as a transition to any two-story building element.</i>	The increased setback, as proposed and conditioned, will provide an improved buffer adjacent to neighboring one-story homes.
<i>3.4 S. Generally, locate second floor additions over the living portion of existing homes rather than over garages to maintain a visual balance between the first and second floor building masses. Especially avoid placing second floor additions over existing first floor garages that project out in front of the remainder of the home.</i>	The second story is positioned 8 feet beyond the first story and mostly over the living area of the home.

Architecture: The architecture of the proposed two-story home can be described as contemporary in style. The neighborhood consists of a mix of architectural designs. The new home will consist of a stucco façade and tile roof material. Additional detail along the windows is incorporated on each elevation of the home. Currently, the height of the home is proposed at 30 feet. Although the height would meet requirements for the R-1 Zoning District, staff is concerned that the proposed height is out of character with neighboring one-story homes. A recently approved home, located 948 Marion Way, reached a height of 27 feet at the peak. Staff has included Condition of Approval #1D that the home be reduced to a maximum of 27 feet in total height.

The following Guidelines were considered in the analysis of the project architecture.

Single Family Home Design Techniques (Architecture)	Comments
<i>C. Carry materials and trim used on the front façade to all other sides of the house. Avoid designs where only the front of the house is given interesting materials and details</i>	The design of the home incorporates window trim and details along each elevation.

Landscaping: The project site meets landscaping standards for properties located in the R-0 Zoning District.

Parking/Circulation: The proposed addition would meet the required two covered and two uncovered spaces by Sunnyvale Municipal Code 19.46.050.

Compliance with Development Standards/Guidelines: The site complies with all development standards for properties in the R-0 Zoning District. The proposed two-story house also would not interfere with solar access to the rooftop of any structure or to any preexisting active solar collector on nearby properties as required per the Sunnyvale Municipal Code Chapter 19.56.020. R-0 Zone does not restrict the Floor Area Ratio (FAR) for a home, but instead utilizes F.A.R. and total floor area as a threshold that triggers Planning Commission review for homes over 45% or 4,050 square feet. The proposed 46% F.A.R., therefore; is in conformance with R-0 development standards upon approval of the Design Review by the Planning Commission.

Expected Impact on the Surroundings: The proposed home is situated in a historically one-story neighborhood. Over the past few years, numerous applications for redevelopment within this neighborhood (Raynor Park) have been filed. As noted previously in the report, the neighborhood contains a mix of various types of one and two-story architectural design. As conditioned, the design of the new home addresses privacy and aesthetic concerns of neighboring development. A decreased height and increased setbacks should provide for a more compatible two-story home.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Staff has not received any written comments from the public related to the project.

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Posted on the site• 6 notices mailed to property owners and residents adjacent to the project site	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website• Recorded for SunDial

Conclusion

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Design Review. Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Conditions of Approval are located in Attachment B.

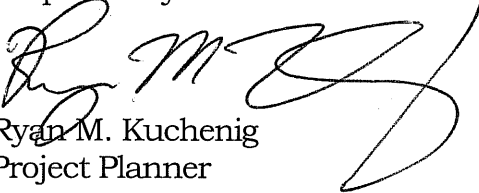
Alternatives

1. Approve the Design Review with the attached conditions.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review.

Recommendation

Alternative 1.

Prepared by:



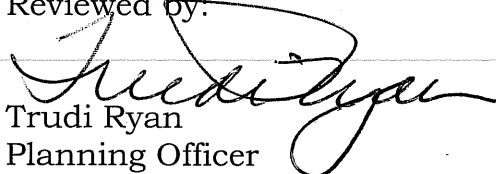
Ryan M. Kuchenig
Project Planner

Reviewed by:



Gerfi Caruso
Principal Planner

Reviewed by:



Trudi Ryan
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Site & Neighborhood Photos

Recommended Findings – Design Review

The proposed project is desirable in that the project's design and architecture conforms to the policies and principles of the Single Family Home Design Techniques.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The orientation of the home is consistent with other homes in the neighborhood.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	As conditioned, the proposed home will be compatible to the neighboring one-story homes in scale and bulk.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed setbacks along each elevation meet all setback requirements. Increased setbacks are proposed along each elevation facing an adjacent property.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The proposal includes a divided opening for each vehicle to break up the mass of the 2-car garage.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	Front yard landscaping will be supplied at the discretion of the home owner.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed new home utilizes high quality materials including stucco, and tile roofing material.
<i>2.2.7 Preserve mature landscaping</i>	No trees are proposed to be removed in conjunction with this proposal.

Recommended Conditions of Approval – Design Review

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. Obtain Building Permits
- B. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved by staff level by the Director of Community Development.
- C. The Design Review shall be null and void one year from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.
- D. Reduce the total building height to 27 feet.
- E. Increase setback of second story along west side a minimum 3 feet beyond the first story.

2. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. All existing service drops and overhead utility lines shall be placed underground. The Director of Community Development may consider a waiver or deferral agreement for the undergrounding overhead utility lines through a Miscellaneous Plan Permit review.
- B. Obtain necessary permits from the Department of Public Works for any off-site improvements.
- C. Obtain Building Permit prior to demolition and prior to construction.